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Certified that the document is submitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar,
Garia South 24 Parganas

05 JAN 2021

Mali Party

JOINT VENTURE AGREEMENT

THIS AGREEMENT is made on the 5th day of JANUARY,
2021 (Two Thousand and Twenty One)

BETWEEN

SL. NO. 23246 DL. 30/11/2020

NAME

ADDRESS

Soma Chakrabarty
Advocate
Baripada Civil Court

RS. 10/-

TANMOY KAR PUTALAYASTHA
(STAMP VENDOR)
ALIPURJE POLICE COURT
KOLKATA-27



Identified by me -

Debabrata Majumdar

Additional District Sub-Inspector
Cuttack South 24 Parganas

Sl- Late Santosh Kumar Majumdar 05 JAN 2021

159, Garia Station Road.

KOL-84.

Service

Mital Roy

(1) **SMT. MITALI ROY**, (PAN - AGGPR8203G), wife of Sri Alope Kumar Roy, daughter of Lt. Biswanath Chatterjee, by faith - Hindu, by occupation - Housewife, by nationality- Indian, residing at- Uma Villa, 2nd Floor, Flat No. - C, Garia Gardens, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, District - South 24 Parganas, (2) **SMT. SONALI CHAKRABORTY**, (PAN - AWUPC1677K), wife of Sri Apurba Kumar Chakraborty, daughter of Lt. Biswanath Chatterjee, by faith - Hindu, by occupation - Housewife, by nationality- Indian, residing at- Uma Villa, 2nd Floor, Flat No. - C, Garia Gardens, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, District - South 24 Parganas hereinafter jointly referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **FIRST PART**;

AND

GANGULY EVERA DEVELOPERS LLP., (PAN - AATFG9509M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, having its registered office at 4SIGHT PRESTIGE, at 159, Garia Station Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata- 700084, District - South 24 Parganas, represented by its ^{Partner} Director, **SRI AMIT GANGULY** (PAN - AIEPG3746R), Son of Late Ranjit Ganguly, by faith - Hindu, by occupation- Business, residing at 174, Garia Station Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in office, nominee or nominees and/or assigns) of the **SECOND PART** ;

WHEREAS the **LANDOWNERS** herein are now the lawful owners and seized and possessed of ALL THAT undivided **land measuring 3 decimal**

Amit Ganguly



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more or less with a **brick built tile shed structure measuring about 100 sq. ft.** comprised of their 1/12th share of land measuring 8 decimal in **R.S. Dag No. 639** under RS Khatian No. 10 i.e. **0.6668 decimal**, 18 decimal in **R.S. Dag No. 604** under RS Khatian 6 i.e. **1.5 decimal**, 8 decimal in **R.S. Dag No. 599** under RS Khatian No. 1327 i.e. **0.6666 decimal** and 2 decimal in **R.S. Dag No. 602** under RS Khatian No. 1605, 1628, 1828, i.e. **0.1666 decimal** all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (Previously Sonarpur), ADJR - Garia (previously Sonarpur), within Rajpur-Sonarpur Municipality Ward No.- 28, District - 24 Parganas (South), with 1/12 share in 1200 sq. ft. tile shed structures thereon more fully and more fully described in the SCHEDULE-A hereunder;

AND WHEREAS, Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, son of Monimohon Goswami had been the absolute owner, title holder and possessor in respect of land measuring about 18 decimal in RS Dag No. 604, 8 decimal in RS Dag No. 639, 8 decimal in R.S. Dag No. 599 and his name was duly recorded in the RS ROR and finally published in RS Khatian Nos. 6, 10 and 1327 respectively of Mouza - Barhans Fartabad ;

AND WHEREAS, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, with Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikary Goswami jointly had been the absolute owner, title holder and possessor in respect of land measuring about 36 decimal in R.S. Dag No. 602 and their names was duly recorded in the RS ROR and finally published in RS Khatian Nos. 1605, 1628 and 1828 with their other properties;

AND WHEREAS, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami, Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikary Goswami while possessing their



Matthew H. Dale, Director
Georgia Department of Health

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said landed properties by executing a Deed of Partition dated 05-05-1961 separated their properties by metes and bounds and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 55, Pages 131 to 139, Deed No. 3868 for the year 1961;

AND WHEREAS, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami thus by virtue of the said Partition deed became the absolute owner of demarcated 19 decimal land in RS Dag No. 602 along with other landed properties, Sri Sindhu Charan Adhikary Goswami and Sri Uday Kumar Adhikary Goswami was jointly allotted 15 decimal land in RS Dag No. 602 and 2 decimal land of Dag No. 602 was kept as passage;

AND WHEREAS, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami while possessing the said 19 decimal land in Dag No. 602 by executing Deed No. 7987 for the year 1993 of ADSR Sonarpur gifted 9 decimal land in Dag No. 602 with other properties and by executing Deed No. 7960 for the year 1993 of ADSR Sonarpur gifted 8 decimal land in Dag No. 602 with other properties to his son Tapan Goswami, and said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami retained 2 decimal land of RS Dag No. 602 to himself;

AND WHEREAS, the said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami while possessing his land measuring 18 decimal in RS Dag No. 604 under RS Khatian 6, land measuring 8 decimal in RS Dag No. 639 under RS Khatian 10, land measuring 8 decimal in R.S. Dag No. 599 under RS Khatian No. 1327 and land measuring 2 decimal in RS Dag No. 602 under RS Khatian No. 1605, 1628, 1828 of Mouza - Barhans Fartabad, died intestate on 25.05.1998 and that of his wife Smt. Binapani Goswami on 15.05.1997 leaving behind their 2 (two) sons namely (1) Swapan Goswami, (2) Tapan Goswami and 10



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(Ten) daughters namely (1) Smt. Bhabani Sardar, wife of Sri Nitya Gopal Sardar, (2) Smt. Shibani Banerjee, wife of Sri Gobinda Banerjee, (3) Smt. Santi Naskar, wife of Late Bancha Ram Naskar, (4) Smt. Sandhya Chatterjee, wife of- Late Biswanath Chatterjee, (5) Smt. Chaya Nandi, wife of Sri Gopal Nandi, (6) Smt. Arati Maitra, wife of- Sri Ashis Maitra, (7) Smt. Ila Chatterjee, wife of- Sri Sambhu Nath Chatterjee, (8) Smt. Sikha Banerjee, wife of- Sri Ashok Banerjee, (9) Smt. Shila Bhattacharjee, wife of- Sri Nihar Bhattacharjee, (10) Smt. Lakshmi Sett, wife of- Sri Sujit Sett as their only legal heirs and successors each of whom inherited and became the owner of the properties left by said Sri Barendra Chandra Goswami @ Barun Goswami @ Barendra Nath Goswami having 1/12th share each over the same;

AND WHEREAS, thus the said Smt. Sandhya Chatterjee became the owner having 1/12th share i.e. land measuring 3 decimal more or less with a brick built tile shed structure measuring about 100 sq. ft. more fully described in the Schedule-A hereunder and while possessing the same died intestate on 21.11.2020 leaving behind her, her two married daughters namely Mitali Roy and Sonali Chakraborty, the First Part herein as her only legal heirs and successors who got the said property left by said Sandhya Chatterjee as her husband predeceased on 10.02.2010.

AND WHEREAS thus the Landowners/First Part herein became the joint owners, title holders and are possessing the said land more fully described in the Schedule-A mentioned herein below;

AND WHEREAS the Landowners/First Part herein to commercially exploit their said property being desirous of construction of new multi-storied building on the said premises have approached the Developer herein and the Developer has agreed to develop the said First Schedule premises on the following terms and conditions as stated hereinafter.



Approved: Debbie Cook, President,
Clark County Health, Education & Social Services

06 JAN 2021

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I - DEFINITION

In this Joint Venture Agreement unless it is contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 **LANDOWNERS** : shall mean (1) **SMT. MITALI ROY**, (2) **SMT. SONALI CHAKRABORTY**, the First Part or their legal heirs and successors ;
- 1.2 **DEVELOPER**: shall mean **GANGULY EVERA DEVELOPERS LLP.**, (PAN - AATPG9509M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, having its registered office at 4SIGHT PRESTIGE, at 159, Garia Station Road, P.O. - Garia, P.S. - Narendrapur (previously Sonarpur), Kolkata- 700084, District - South 24 Parganas, represented by its Director, **SRI AMIT GANGULY** (PAN - AIEPG3746R), Son of Late Ranjit Ganguly, by faith - Hindu, by occupation- Business, residing at 174, Garia Station Road, P.O. - Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata - 700084, District - South 24 Parganas, or its agents, office bearers, nominee or assignee;
- 1.3 **SAID LAND**; shall mean ALL THAT undivided **land measuring 3 decimal** more or less with a **brick built tile shed structure measuring about 100 sq. ft.** comprised of their 1/12th share of land measuring 8 decimal in **R.S. Dag No. 639** under RS Khatian No. 10 i.e. **0.6668 decimal**, 18 decimal in **R.S. Dag No. 604** under RS Khatian 6 i.e. **1.5 decimal**, 8 decimal in **R.S. Dag No. 599** under RS Khatian No. 1327 i.e. **0.6666 decimal** and 2 decimal in **R.S.**



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Dag No. 602 under RS Khatian No. 1605, 1628, 1828, i.e. **O.1666 decimal** all under Mouza- Barbans Fartabad, J.L. No. 47, Police Station - Narendrapur (Previously Sonarpur), ADSR - Garia (previously Sonarpur), within Rajpur-Sonarpur Municipality Ward No.- 28, District - 24 Parganas (South), with 1/12 share in 1200 sq. ft. tile shed structures thereon more particularly described in the **FIRST SCHEDULE** hereunder written.

- 1.4 **NEW BUILDING** shall mean the new building or buildings to be constructed on the said Land with the maximum floor area Ratio (FAR) available or permissible under the Rajpur-Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur-Sonarpur Municipality or other concern authority.
- 1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said plot of Land.
- 1.6 **BUILT-UP AREA** shall mean the total covered area of flat including proportionate share of corridors, staircases lobby, and lift lobby, caretaker room of the New Building or Buildings to be constructed at the said premises.
- 1.7 **SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together with the walls and such other areas



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used for accommodating common services to the New Building or buildings to be constructed at the said plot of Land.

1.8 **THE PLAN:** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or buildings as shall be sanctioned by the Rajpur-Sonarpur Municipality in accordance with law.

1.9 **LANDOWNERS' ALLOCATION:** shall mean

➤ **ALL THAT ONE** self sufficient residential Flat each measuring 800 Square feet of built up area consisting of 2 Bedroom, 2 Toilets, 1 Kitchen, 1 Dining & 1 Balcony within 1st floor to 4th floor of the building along with One Car parking spaces more or less in the new building as per the building plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations. The afore-stated Landowners' allocations have been more fully and particularly described in the **SECOND SCHEDULE** hereunder written;

➤ A sum of Rs. 6,25,000/- (Six Lacs Twenty Five Thousand) paid today in the manner mentioned in the MEMO hereunder;

1.10 **DEVELOPER'S ALLOCATION:** shall mean and include the **remaining** built up area inclusive of flats, commercial areas



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and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowner Allocation to the Landowner as aforesaid under this Joint Venture Agreement which is more fully and particularly described in the **THIRD SCHEDULE** hereunder written.

- 1.11 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written. Common areas and facilities to be provided at the said premises shall be used and enjoyed by the Landowners and Developer jointly,
- 1.12 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the KMC Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, after delivering possession of owners' allocation to the owners and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier



Agencja Własności Państwowej i Zarządzania
ul. Chałubińskiego 10, 00-901 Warszawa

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morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

- 1.13 **CUSTODIAN:** With the execution of this Agreement, the Landowners hand over all their original title Deeds, Documents, Tax receipts and other papers to the Second Part herein against valid receipts thereof. The Developer shall be the custodian of all the documents in connection of the said building project, but the Developer shall provide the same to the Landowner's upon proper 3 days advance requisition on temporary basis. And the Developer after completion of the building and upon formation of proper Flat Owner's association in respect of the said project shall handover the Documents to the Association against valid receipt.
- 1.14 **TAX LIABILITIES:** The Landowners shall be liable to pay the tax to Rents to the Government, Tax to the Municipality & other statutory tax liability in respect of the flats and car parking spaces under Landowner Allocation from the date of receiving possession of Landowners' allocation as per terms of this deed. The Landowners shall also be liable to pay the GST or any other applicable taxes in respect of their allocation under this agreement if applicable.
- 1.15 **TRANSFeree** - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building to be constructed at the said plot of Land has been transferred.
- 1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.

ARTICLE - II - COMMENCEMENT

THIS AGREEMENT shall be deemed to have been commenced



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on and with effect from the date of its execution.

ARTICLE - III

LANDOWNER'S REPRESENTATIONS AND OBLIGATIONS

- 3.1 The Landowners are lawful owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.
- 3.2 Except the Landowners and their respective legal heirs and successors, no other person or persons shall have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.
- 3.3 The Landowners are fully competent to enter into this Joint Venture Agreement.
- 3.4 The said plot of Land is free from all encumbrances, charges, liens, dispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Temple, Mosque, debottor or burial ground on the said plot of Land.
- 3.6 The Landowners will execute a registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, and also for pursuing up the matter with the Municipality /other competent or statutory authorities.



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- 3.7 The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.
- 3.8 The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of Land subject to the delivery of the undisputed possession of the Landowner's allocation to the Landowner by the Developer's within specified period.
- 3.9 The Landowners hereby agree and covenant with the Developer to pay proportionate rents, rates, taxes, on and from the date of delivery of the possession of the Landowners' allocation to the Landowners by the Developer.
- 3.10 The Landowners shall cause to be joined such as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.
- 3.11 The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.



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- 3.12 Upon the Developer's constructing and delivering possession to the Landowner of the Landowner's allocation, the Landowner shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 3.13 The Landowners will pay at the time of delivery of possession a one-time charge @ Rs. 1,25,000/- (Rs. One Lac Twenty Five thousand) in respect of their allocated Flat to the Developer towards reimbursement of cost for installations of generators, common electric meter, transformer, individual electric meter etc. However, this charge will be only payable if the landowners wish to transfer/sale the flat to any outsider/Third Party.
- 3.14 That this Agreement purely be the Joint Venture Agreement by and between the Land Owner's and the Developer, the Landowner shall be solely liable, responsible and answerable if any deficiency found in their title, deeds and documents and the Developer in no manner shall be answerable or liable for the same. In case any defect in the title/ownership is found at any stage during currency of this agreement impugning the development of the project, the land owners shall rectify and remove such defect at their own cost.

ARTICLE- IV

DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS

- 4.1 After obtaining sanction the Developer and the Landowners shall demarcate their respective portion on the photocopy of the said approved plan to be signed by both the parties which will be treated as part of this agreement.



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- 4.2 The Developer shall complete the construction of the said building/s and deliver the owners' allocation as mentioned in the Second Schedule herein to the Land owners, **within 54 months from this day of execution and registration of this Agreement**, subject to force-majeure clause mentioned herein below.
- 4.3 That subject to force majeure clause, if the Developer fails to complete the building or fails to handover possession of the owner's allocation to the Landowners within the stipulated period as aforesaid, the Developer shall pay a sum of Rs. 2,500/- per month in total to the Landowners as compensations.
- 4.4 The Developer shall prepare plan of the Multi-storied building and get it sanctioned and shall construct, erect and complete the Landowners' allocation in the building at first, with all common facilities, amenities on the project in accordance with the sanctioned plan with good and standard materials as specified in Fourth Schedule, at its own cost **within 54 months from this day**. Unless prevented by force majeure as defined in Article XIII. However the period of construction may be extended by mutual consent of the parties.
- 4.5 The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.
- 4.6 Subject as aforesaid, the common portion of the said New Building or buildings and including the roof as described in Seventh Schedule shall jointly belong to the Developer and the Landowner in proportion to their sharing ratios.



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- 4.7 Upon finalisation of the Building Plan for construction of the New building or buildings at the said plot of Land, the Landowners and Developer will choose flats, to comprise in the Landowner's allocation as stated hereinabove which shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belong to the share of the Developer in consideration of its having constructed the said new Building at the said plot of Land at his own costs and expenses in respect of the First Schedule premises.
- 4.8 The Developer shall on completion of the New Building or buildings put the Landowner in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 48 months from sanction plan and starting of construction work on the First Schedule plot of Land.
- 4.9 The Developer hereby agrees and covenants with the Landowner to complete the construction delivery of the possession of the Landowners allocation to the Landowner of the new building at the said First Schedule plot of Land in terms of the sanction plan within a period of 54 months from the date of signing of this Agreement. Time is the essence of this contract.
- 4.10 The Developer hereby agrees and covenants with the Landowner not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.



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- 4.11 The Developer hereby agrees and covenants with the Landowner that Developer shall bear and pay all rents and statutory rates, taxes and outgoing in respect of the said plot of Land without any objection from the date of handover of possession of project land till completion of construction.
- 4.12 That the Developer will be solely liable for the construction of the building and for any deficiency in construction of building, the Developer only shall be liable, responsible and answerable.

ARTICLE -V

(PROJECT AND PROJECT DEVELOPMENT)

- 5.1 The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans to be sanctioned by the Municipality/Zilla Parishad /other competent or statutory authorities.
- 5.2 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.
- 5.3 All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowner and submitted by the



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Developer on behalf of the Landowner at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur-Sonarapur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.

- 5.4 The Developer shall have right to enter into an agreement with any third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future.
- 5.5 The Developer shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 5.6 The Developer shall have right to purchase or enter into Joint Venture Agreement with the owners of another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land which the Developer would purchase in future or already purchased.
- 5.7 The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowners keep the Developer saved, harmless and indemnified so long the interest of the landowners are protected.



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- 5.8 The Developer shall construct the said Multi storied building in accordance with Sanctioned plan and terms of the agreement. The Landowners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash to the Developer by the Landowners either in advance or after completion of such work as settled by the parties.
- 5.9 The Landowners and the Developer shall have proportionate right, title and interest in the land, constructions and amenities proportionate to their respective allocation in the premises whereon the said Multi-storied building stands.
- 5.10 All owners of the building shall enjoy common area, services and amenities. They shall form Owners' association for maintenance and cost of maintenance will be borne by the flat owners proportionately. This provision shall be included in the Deed of Sale of the Purchasers of the flat.
- 5.11 That the common rights and facilities available in the project are enjoyable by the Landowners, Developer and Purchasers of the flats. None will be entitled to sell common rights and facilities.
- 5.12 The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or



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buildings put the Landowner in undisputed possession of the Landowner's useable Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.

ARTICLE -VI-TITLE DEEDS

- 6.1 Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowners today deliver to the Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to use until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers Allocation and also for sanctioning plan from the Municipality/other competent or statutory authorities and for smooth running of the construction work of the proposed building.
- 6.2 The Developer shall be entitled to mortgage the project land and execute necessary documents in this regard on behalf of the landowners in favour of any bank/financial institute/NBFC to secure the project finance to be obtained by the developer for development of this project land only. However, the repayment of any such loan shall be the sole responsibility of the developer and the landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.



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ARTICLE -VII-CONSIDERATION

- 7.1 That the landowners in lieu of their title to the said plot are entitled to commercially exploit their allocations in the said premises, similarly in lieu of the construction made by the Developer at its own cost, the Developer also entitled to commercially exploit their allocations in the said premises.

ARTICLE -VIII COMMON FACILITIES

- 8.1 The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of the Joint Venture Agreement till the date of the delivery of possession of the Landowners' Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
- 8.2 As soon as the new building is completed the Developer shall give notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowner shall be exclusively responsible for payment of all rents and other taxes from the date of delivery of possession of the said Landowner's allocation, payable in respect of the said Landowners' allocation by the Landowner.
- 8.3 As and from the date of service of notice of possession of the Landowners' allocation in the New building, the Landowner shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building @ Rs. 2.50/- per sq. ft.



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AtsShawa (Sobri) Zula-Muhammad,
Kema-Siswa 24 Pijangurah

05 JAN 2021

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in respect of the Landowner's allocation, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities and of all common wiring, pipes, electrical and mechanical equipment, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time more fully particularly described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

ARTICLE IX - COMMON RESTRICTIONS

- 9.1 The Landowners' Allocation in the new building or buildings at the said plot of Land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.
- 9.2 The Landowner shall not use or permit to use the Landowner's allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 9.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any



Additional District Sub-Registrar,
Garia South 24 Parganas

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portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.

- 9.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye-laws, Rules and Regulations.
- 9.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.
- 9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.
- 9.7 No goods or other items/materials shall be kept by the Landowner or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places



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Kopija Broj 24/Prganost

05 JAN 2021

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of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.

- 9.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 9.9 The Landowner shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes. Subject to 24 hours prior notice in writing to that effect.
- 9.10 That the Landowners while commercially exploit their allocated flats and Car Parking spaces with any Third Party/Purchaser, in all their Deeds shall mention and impose all the terms which they undertook to comply with the common expenses and common liabilities of the Flat Owner's/occupiers, the transferees of the Landowners shall be bound to abide by the terms imposed by the Developer until the project be handed over to the Flat Owner's accusations.



Additional District Sub-Registrar,
Gaia South 24 Parganas

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ARTICLE X- LAND OWNERS' INDEMNITY

- 10.1 The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 10.2 The Landowners hereby undertake to keep the Developer indemnified against all third party claims and action against the said plots of project Land.
- 10.3 That the name of the project shall be fixed and determined by the Developer and the Owners shall not interfere or object in that regard.

ARTICLE XI-DEVELOPER'S INDEMNITY

- 11.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.
- 11.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.



Additional District Sub-District
Garis South 24 Pergeser

05 JAN 2021

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ARTICLE XII-MISCELLANEOUS

- 12.1 It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner relating to which specific provisions may not have been mentioned herein, and the Landowner hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowner shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.
- 12.2 The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such Management/Association/ Holding organization and hereby give their consent to abide by the same.
- 12.3 As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).



Additional District Sub-Registrar,
Geda South 24 Parganas

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- 12.4 The entire roof/terrace of the building shall belong to the Landowner and the Developer in their area sharing proportions and if by virtue of any change the Municipality/Zilla Parishad /other competent or statutory authorities allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowner will be entitled to a portion of the said constructed area as owners' allocation as will be mutually decided by the parties herein.
- 12.5 That the new building to be constructed on the said plot of Land shall be known by a name to be fixed by the Developer.
- 12.6 That change of address by either party shall be informed in writing to the other party; otherwise notices/letters send to the given address shall be treated as 'served'.

ARTICLE XIII- FORCE MAJURE

- 13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First



Additional Chief Secretary,
Cantonment 24, Colombo 05
05 JAN 2021

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Schedule land including the statutory department such as, ULC, Municipality, Gram Panchayer, Zilla Parishad etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XIV- Division/Fixation of Allocation

That after obtaining the Sanction Plan from Municipality/Zilla Parishad /other competent or statutory authorities, the Landowner and the Developer shall sit together and the Owner's allocation as stated herein below in Schedule-B hereunder shall be specified by the parties in reciprocal manner by executing a Specified Agreement mentioning the Flat No, Car Parking Number and their respective areas (in built up or super built up basis as the case may be).

ARTICLE XV- POSSESSION

- That with the execution and registration of this Agreement, the Landowners herein hand over possession of the landed property mentioned in the Schedule-A hereunder subject to its physical measurement with their relevant Deeds and documents in Original to the Developer.
- That the Developer being Authorised and appointed as lawful attorney by the Landowners by virtue of Registered Development Power of Attorney, shall be entitled to fix the physical measurement of the Land and may also execute and register Boundary Declaration as per physical available land.
- To make the project more viable and for the purpose of enlarging the project, the Developer may amalgamate the said



Additional District Sub-Registrar,
Garia South 24 Fargana

05 JAN 2021

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land with adjacent lands with it's owners by executing necessary and required Deeds or declarations.

- That the Developer may deal with/purchase the share of the other co-owners of the sforesaid plots in any manner at its will and the Landowner shall not and can not interfere with the same or make any terms or embargo or impose their pre-emptory right over the same.
- That after completion of the building the Developer shall hand over the Land Owner's allocation to the Landowners jointly as per proposed Specified agreement and the Developer in no manner shall be liable and responsible for any partition, separation or division of owner's allocated portion amongst the landowner's.

ARTICLE XVI- JURISDICTION

14.1 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

SCHEDULE-A

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THAT undivided land measuring 3 decimal more or less with a **brick built tile shed structure measuring about 100 sq. ft.** comprised of their 1/12th share of land measuring 8 decimal in **R.S. Dag No. 639** under RS Khatian No. 10 i.e. **0.6668 decimal**, 18 decimal in **R.S. Dag No. 604** under RS Khatian 6 i.e. **1.5 decimal**, 8 decimal in **R.S. Dag No. 599** under RS Khatian No. 1327 i.e. **0.6666 decimal** and 2 decimal in **R.S. Dag No. 602** under RS Khatian No. 1605, 1628, 1828, i.e. **0.1666**





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Additional District Sub-Registrar,
Gowda South 24 Bangalore

05 JAN 2021

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decimal all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Narendrapur (Previously Sonarpur), ADSR - Garia (previously Sonarpur), within Rajpur-Sonarpur Municipality **Holding No. 96, Paschim Mahamayapur** ^(Road NAME - Paschim Mahamayapur Road) Ward No.- 28, District - 24 Parganas (South), with 1/12 share in 1200 sq. ft. tile shed structures thereon together with all easement, quasi-easement right and appurtenance thereto, and the entire land is butted and bounded as follows :-

- ON THE NORTH :** Land of RS Dag No. 606, 605, 601, 600;
ON THE SOUTH : Land of RS Dag No. 598, 642;
ON THE EAST : Land of RS Dag No. 643, 644, 648;
ON THE WEST : 23 ft. wide Road and land of RS Dag No. 601;

SCHEDULE - B

THE SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)

The Land Owners jointly shall get :

- **ALL THAT ONE self sufficient residential Flat each measuring 800 Square feet of built up area consisting of 2 Bedroom, 2 Toilets, 1 Kitchen, 1 Dining & 1 Balcony within 1st floor to 4th floor of the building along with One Car parking spaces more or less in the new building as per the building plan or plans to be sanctioned by the Rajpur-Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations. The afore-stated Landowners' allocations have been more fully**



Additional District Sub-Registrar,
Garis South 24 Pergamans

05 JAN 2021

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and particularly described in the **SECOND SCHEDULE** hereunder written;

- A sum of **Rs. 6,25,000/-** (Six Lacs Twenty Five Thousand) paid today in the manner mentioned in the MEMO hereunder;

SCHEDULE -C

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT shall mean and include the **remaining** built up area inclusive of flats, commercial areas and car parking spaces and other sellable areas as per the Building Plan to be sanctioned for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowner Allocation to the Landowner as aforesaid under this Joint Venture Agreement.

SCHEDULE -D

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF CONSTRUCTION)

1. **Foundation & Structures :**
 - a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.
2. **Walls-**
 - a. Plaster of Paris in the interiors of the walls and ceilings.
 - b. Attractive external finish with best quality cement paint like Weather Coat with silicon.
3. **Doors-** Main door should be of wooden/steel.
 - a. Aluminum sliding windows with large glass panes (French window if required).



Additional District 003 - Hogeweg,
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05 JAN 2021

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- b. Door frames of Sal wood.
- c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. of ISI mark.
- 4. **Flooring:-**

Flooring - Vitrified tiles or marble of reputed co. drawing dining tiles size should be 2' x 2' sqre. or slab.
- 5. **Kitchen-** Floor should be non-slippery impressed tiles.
 - a. Coloured designed ceramic tiles up to height of 30 inch.
 - b. Kitchen working table counter top with granite to be used.
 - c. Provision for exhaust fan.
- 6. **Bathrooms:-**
 - a. Coloured/ designed ceramic tiles up to height of upper level of window (minimum 7")
 - b. Concealed plumbing system using standard make pipes and fittings of ISI mark.
 - c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.
 - d. Provision for exhaust fan.
- 7. **Lift-** Lift for all co-owner and should be of global reputed Company.
- 8. **Electrical:-**
 - a. PVC conduit pipes with copper wiring
 - b. 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in all bed room and dining rooms.
 - c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
- 9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.



Additional District Sub-Registrar,
Garia South, 24 Parganas

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M. K. P. J.

10. **CCTV Surveillance** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.
 - b. Concealed Telephone point in living room & all the Bedrooms.
 - c. T. V. point in living room & all the Bed rooms.
 - d. Common lighting, street lighting to be of electrical.
11. **Special Features**
 - a. Common Staff toilet in ground floor.
 - b. Deep tube-well and overhead tank will be provided.
 - c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

SCHEDULE -E

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EASEMENT)

1. The clear un-interrupted right to access in common with the Landowner and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.



Urząd Rejonowy Państwowej Inspekcji Sanitarnej,
ul. Piłsudskiego 10, Poczka, pow. Płońsk

05 JAN 2021

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4. The right to passage in common as aforesaid electricity and soil from and to the said flat/unit throughout pipes, drains wires and conduits or beings in under throughout pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

SCHEDULE -F

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

1. The expenses for maintenance, operating white washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tube well, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipment and other plants and machinery in the building.

SCHEDULE -G

THE SEVENTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.



Additional District Sub-Registrar,
Gaya South 24 Parganas

05 JAN 2021

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4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring, meter room, generator room and fittings.
10. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
11. Drainage, sewers and pipes from the building to the Rajpur-Sonarpur Municipality drainage.
12. Pump room.
13. Boundary walls and main gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



Address of District Land Registry,
Gandhi Street 24 Targanai

05 JAN 2021

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the **Parties** at Calcutta

in presence of:-

1. *Mangin*
Nabangpur Subud Road,
Garia, Kol-84.

Meli Roy

2. *Aloke Kumar Roy*
Uma Villa, 2nd floor,
Flat no. C, Garia Gardens
Kolkata - 700 084.

(Signature) 6/2/84

SIGNATURE OF THE LAND OWNERS

(Signature)

SIGNATURE OF THE DEVELOPER



Additional District Sub-Registrar,
Garha South 24 Parganas

05 JAN 2021

MEMO

RECEIVED a sum of Rs. 6,25,000/- (Six Lacs Twenty five Thousand) only from the above named Developer/Second Part in the following manner :

SL.	DATE	CHEQUE NO.	NAME	BANK NAME & BRANCH	AMOUNT (RS.)
1.	27.09.11	004979	Sandhya Chatterjee.	Axis, Tollygunge. Kdt.	1,00,000/-
2.	15.02.21	000708.	Mitali Roy.	ICICI, Bank Garia, Kol. 47	2,91,375/-
3.	05.01.21	000706	Sonali Chakraborty	- do -	1,94,250/-
4.				T.D.S. -	39,375/-
Total					6,25,000/-

WITNESSES :

1. Manjib.

Mitali Roy

2. Alex Kumar Roy

(Signature) 6/2/21

SIGNATURE OF THE LAND OWNERS

Drafted by:-

Soma Chakraborty
SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court.

WB - 2618/99

→



Additional District Sub-Registrar,
Garia South 24 Parganas

05 JAN 2021

SPECIMEN FORM FOR TEN FINGER PRINTS



Maha Ray

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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sonia 692023

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



-Rajesh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

PHOTO


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





Additional District Sub-Registrar,
Garis South 24 Parganas

05 JAN 2021

নাম: মিহাল রায়
 Name: Mital Roy
 পিতা: বিজয় চক্রবর্তী
 Father: Biswanath Chakrabarty

লিঙ্গ: পুরুষ / Male
 Gender: Male

6182 3043 2880

আধার - সাধারণ মানুষের অধিকার



Address: W/O Asha Kumar Roy, URJA VILLA 2ND F.L.C. GARA GARDENS, Rajar Sonapur (M), South 24 Parganas, Garia, West Bengal, 750004

6182 3043 2880



Mital Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITALI ROY
BSWANATH CHATTERJEE
17661989
Permanent Account Number
AGGPH8203G



Signature

To view this card online, please register your card on
Income Tax PAN Services Unit, IT110,
Plot No. 2, Sector 21, CBD Belapur,
New Mumbai - 400 074.
We need all card holders to register and update
details for card usage. IT1100
For IT U, contact 144 or 144-144
or visit www.it110.gov.in

Mitali Roy

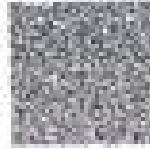


भारत सरकार
Government of India



आनी कुमारी
Anil Chatterjee
पति / Husband
Father : BISHANATH CHATTERJEE

लिंग/पल्लव: पुरुष
Sex: Male



7857 9781 9163

आधार - साधारण मानुषेण अधिकार



भारत सरकार
Government of India

आना: 1 आनी कुमारी
आनी, आनी कुमारी
आना कुमारी (आ), आना
आनी 24 आना, आनी आ.

Address: 100 Anubha
Kumar Chatterjee,
BHATTACHARJEE PURA,
Pajur Sonarpur, Bana,
South 24 Parganas, West
Bengal, 700124

(आनी कुमारी) 69283

7857 9781 9163

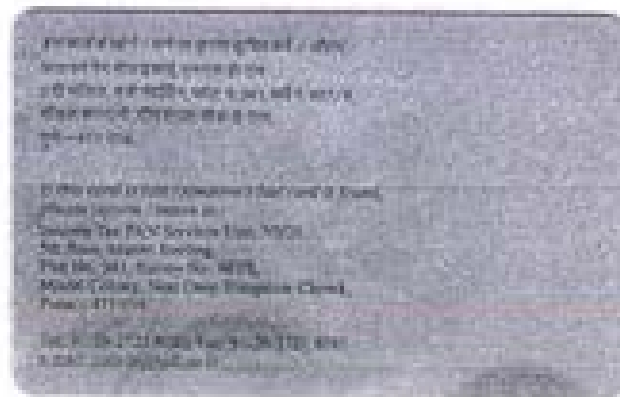


(आनी कुमारी) 69283





(69283) 69283



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SANGULY EVERA DEVELOPERS LLP



Designated Partner



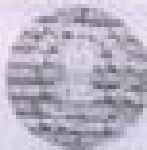



AMCHD5678K




भारत निर्वाचन आयोग
भारत का
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WBJ/10M48812

निर्वाचक का : देवदत्त मसुमदार
Elector's Name : Devedutt Masumdar
पिता का : देवदत्त मसुमदार
Father's Name : Devedutt Masumdar
लिंग : पुरुष
Sex : M
जन्म तिथि : 10/03/1979
Date of Birth :

WBJ/10M48812
धारा 10
अधिसूचना, राज्य निर्वाचन, भारत
धारा 10, भाग 1, 2008

Address:
 GARDHIA HATHBADI, RAJURH GOVERNMENT
 HIGHSCHOOL, SOUTH of
 RAJOURH, 700084

Date: *10/03/2012*

(1) - among the first class paper size
 minimum three only

Para 10 - Signature of the Electoral
 Registration Officer for

TE1 - Bharatpur Uttar Constituency

इस धारा के अन्तर्गत जारी की गई यह सूची
 में कोई भी परिवर्तन नहीं किया जा सकता है
 जो कि 10/03/2008 के अधिसूचना के अन्तर्गत जारी की गई है

In case of change in address candidate should file
 in the address Form for including new name in the
 list in the changed address and to attach the card
 with same number 178/1789

Devedutt Masumdar





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-019078152-1

Payment Mode Online Payment

GRN Date: 05/01/2021 09:41:54

Bank : ICICI Bank

BRN : 56950043

BRN Date: 05/01/2021 09:43:45

DEPOSITOR'S DETAILS

Id No. : 2000003954/1/2021
(Query No./Query Year)

Name : GANGULY EVERA DEVELOPERS LLP

Contact No. : Mobile No. : +91 8335047751

E-mail :

Address : 159 GARIA STATION ROAD KOL84

Applicant Name : Mrs Soma Chakraborty

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000003954/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000003954/1/2021	Property Registration- Registration Fees	0000-03-104-001-15	6271

In Words : Rupees Thirteen Thousand Two Hundred Ninety Two only

Total 13292



Major information of the Deed

Deed No :	I-1629-00037/2021	Date of Registration	05/01/2021
Query No / Year	1629-2000003954/2021	Office where deed is registered	
Query Date	02/01/2021 8:55:40 PM	1629-2000003954/2021	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,25,000/-]		
Set Forth value	Market Value		
Rs. 55,000/-	Rs. 34,95,654/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,031/- (Article 48(g))	Rs. 6,271/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S. - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Paschim Mahamayapur Road, Mouza: Barhans Faratabad, , Ward No: 28, Holding No.96 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-639	RS-10	Bastu	Bastu	0.6668 Dec	10,000/-	7,11,254/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-604	RS-6	Bastu	Bastu	1.5 Dec	20,000/-	18,00,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	RS-559	RS-1327	Bastu	Bastu	0.6668 Dec	10,000/-	7,55,480/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	RS-602	RS-1605	Bastu	Bastu	0.0555 Dec	1,666/-	66,600/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	RS-602	RS-1628	Bastu	Bastu	0.0555 Dec	1,666/-	66,600/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L6	RS-602	RS-1628	Bastu	Bastu	0.0556 Dec	1,668/-	66,720/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			3Dec	45,000 /-	34,66,654 /-	
		Grand Total :			3Dec	45,000 /-	34,66,654 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	


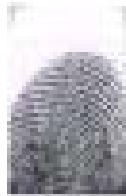

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Mitali Roy Wife of Mr Aloke Kumar Roy Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Office			
		05/01/2021	05/01/2021	05/01/2021
Uma Villa,2nd Floor, Garia Gardens, Flat No: c, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Sonali Chakraborty Wife of Mr Apurba Kumar Chakraborty Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Office			
		05/01/2021	05/01/2021	05/01/2021
Uma Villa,2nd Floor, Garia Gardens, Flat No: c, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AWxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/01/2021 , Admitted by: Self, Date of Admission: 05/01/2021 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Evera Developers LLP 4 Sight Prestige,159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AXXXXXXSM,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amit Ganguly (Presentant) Son of Late Ranjit Ganguly Date of Execution - 05/01/2021, , Admitted by: Self, Date of Admission: 05/01/2021, Place of Admission of Execution: Office			
		Jan 5 2021 1:00PM	LN 00010021	00010021
	174, Garia Station Road Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXXXXXXSR,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ganguly Evera Developers LLP (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debobrata Mazumder Son of Late Santosh Mazumder 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700064			
	05/01/2021	05/01/2021	05/01/2021
Identifier Of Mrs Mitali Roy, Mrs Sonali Chakraborty, Mr Amit Ganguly			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-0.3334 Dec
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-0.3334 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-0.75 Dec
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-0.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-0.3333 Dec
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-0.3333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-0.02775 Dec
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-0.02775 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-0.02775 Dec
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-0.02775 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-0.0278 Dec
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-0.0278 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mitali Roy	Ganguly Evers Developers LLP-50.00000000 Sq Ft
2	Mrs Sonali Chakraborty	Ganguly Evers Developers LLP-50.00000000 Sq Ft

On 05-01-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:55 hrs on 05-01-2021, at the Office of the A.D.S.R. GARIA by Mr Amit Ganguly .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,96,854/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 05/01/2021 by 1. Mrs Mitali Roy, Wife of Mr Aloke Kumar Roy, Uma Villa,2nd Floor, Garia Gardens, Flat No: c, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mrs Sonali Chakraborty, Wife of Mr Apurba Kumar Chakraborty, Uma Villa,2nd Floor, Garia Gardens, Flat No: c, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Debobrata Mazumder, , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 05-01-2021 by Mr Amit Ganguly, Director, Ganguly Evera Developers LLP (LLP), 4 Sight Prestige, 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Debobrata Mazumder, , Son of Late Santosh Mazumder, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,271/- (B = Rs 6,250/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,271/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2021 9:43AM with Govt. Ref. No: 192020210190781521 on 05-01-2021, Amount Rs: 6,271/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56960043 on 05-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23266, Amount: Rs. 10/-, Date of Purchase: 30/12/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2021 9:43AM with Govt. Ref. No: 192020210190781521 on 05-01-2021, Amount Rs: 7,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56960043 on 05-01-2021, Head of Account 0030-02-103-003-02



Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 5027 to 5078
being No 162900037 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.01.06 13:33:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/01/06 01:33:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)